YOUR MOVE
Murray Rogers

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Rover Drive, Castle Bromwich, Birmingham

£89,950

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DESCRIPTION
We are pleased to offer this spacious three bedroomed town house, which benefits from: off road parking and garage, three good sized bedrooms and an attractive rear garden. Being offered with no upward chain this property must be viewed.

ENTRANCE PORCH
Accessed via a double glazed entrance door.

ENTRANCE HALL
Laminate floor covering. Doors leading to:

DINING ROOM
Double glazed sliding patio doors to rear garden. Laminate flooring.

KITCHEN
Fitted with a range of matching wall and base units with work surfaces over. Inset sink and drainer. Electric cooker point. Plumbing for washing machine. Double glazed window to rear.

SEPARATE WC
Low level flush wc. Window to front. Laminate flooring.

STAIRS TO:-

FIRST FLOOR LANDING
Two storage cupboards. Doors leading to:

LOUNGE
Double glazed window to rear. Coving to ceiling.

BEDROOM
Double glazed window to front.

STAIRS TO:-

SECOND FLOOR
Two storage cupboards. Loft access.

BEDROOM
Double glazed window to front.

BEDROOM
Double glazed window to rear.

BATHROOM/WC
Three piece suite comprising: panelled bath with electric shower over, handbasin and low level flush wc. Complimentary tiling to walls. Double glazed window to rear.

OUTSIDE

REAR GARDEN
Low maintenance rear garden being mainly laid with paving slabs. Timber fenced perimeter. Greenhouse and shed.

OFF ROAD PARKING
Dropped kerb leading to off road driveway

GARAGE
Up and over door to front.

DIMENSIONS

Dining Room 3.56m(narrowing to 8'4)x5.11m(11'8" x 16'9")

Kitchen 3.18mx1.85m(10'5" x 6'1")

Lounge 4.50mx3.18m(14'9" x 10'5")

Bedroom 4.50mx2.51m(14'9" x 8'3")

Bedroom 4.50mx2.51m(14'9" x 8'3")

Bedroom 3.23mx2.51m(10'7" x 8'3")

Energy Performance Certificate

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Dwelling type:	Mid-terrace house	**Reference number:**	8900-5931-1129-4927-7373
Date of assessment:	27 July 2013	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	31 July 2013	**Total floor area:**	69 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

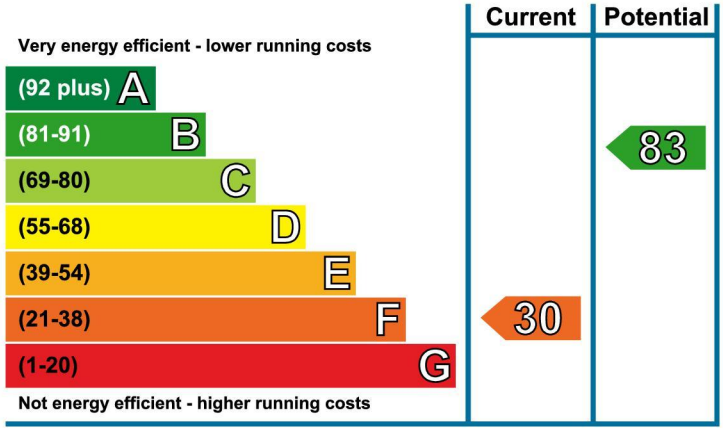
Estimated energy costs of dwelling for 3 years:	**£ 4,419**
Over 3 years you could save	**£ 2,751**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 240 over 3 years	£ 126 over 3 years	You could save £ 2,751 over 3 years
Heating	£ 3,348 over 3 years	£ 1,338 over 3 years	
Hot Water	£ 831 over 3 years	£ 204 over 3 years	
Totals	**£ 4,419**	**£ 1,668**	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£ 204	✓
2 Low energy lighting for all fixed outlets	£60	£ 72	
3 Change room heaters to condensing boiler	£3,000 - £7,000	£ 2,376	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit **www.direct.gov.uk/savingenergy** or call **0300 123 1234** (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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* YOUR MOVE landlord database, June 2012

** Based on YOUR MOVE analysis of letting branch numbers shown on competitor websites, October 2011

Contact your local branch for details

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- Professional, fully trained staff.
- Flexible marketing package

*Based on branch numbers shown on competitor websites. **Nielsen, Feb 2012

Contact your local branch for details

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Draft Details

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

Mortgage & Financial Advice

Our team of highly qualified Mortgage & Financial Consultants can provide you with up to the minute information on many of the rates available. To arrange an appointment, telephone this office. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

Services Connected

The Property Ombudsman SALES

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